

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 1 of 8

NEW CASES

- V-05-11** Application of **Rob Holbrook** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 7 feet, for construction of a new, single-family, detached house. Property is located at **1249 ARKWRIGHT PLACE, S.E.**, fronts 51 feet on the south side of Arkwright Place, and begins at the southwest corner of Arkwright Place and Vannoy Street. Zoned R-4A (Single-Family Residential) District. Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Terri Cade-Hill
Council District 5, NPU-O
- V-05-13** Appeal of **Kim Wilson & Padraig McLoughlin** of a decision of an Administrative Officer (i.e. a staff person) of the Bureau of Buildings that the property at **888 ARGONNE AVENUE** is developed with a zero lot line, single-family house and has no south side yard setback requirement along the zero lot line property line. Zoned R-5 (Two-Family Residential) District. Land Lot 49 of the 14th District, Fulton County, Georgia.
Owner: E. Bruce Garner
Council District 6, NPU-E
- V-05-63** Application of **Thomas Franklin** for variances from the zoning regulations to 1) reduce the front yard setback from the required 20 feet to 6 feet and 2) reduce the half-depth front yard setback from the required 10 feet to 0 feet for first and second story additions to a single-family, detached house. Property is located at **200 FLETCHER STREET, S.W.**, fronts 25 feet on the south side of Fletcher Street, and begins at the southwest corner of Fletcher Street and Fortress Avenue. Zoned R-4B (Single-Family Residential) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Charles Schrauth
Council District 4, NPU-V
- V-05-64** Application of **Linden Bridges** for 1) a special exception from the zoning regulations to reduce on-site parking from the required 10 spaces to 5 spaces and 2) a variance from the zoning regulations to allow all parking to be on an unimproved (gravel) surface, to allow for conversion of an existing building into a hair salon and office. Property is located at **590 BONAVENTURE AVENUE, N.E.**, fronts 47 feet on the west side of Bonaventure Avenue, and begins at the northwest corner of Bonaventure Avenue and Angier Springs. Zoned C-1 (Community Business) District. Land Lot 18 of the 14th District, Fulton County, Georgia.
Owner: Peachtree Properties
Council District 5, NPU-N

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 2 of 8

- V-04-66** Application of **Patrick O’Flaherty** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 20 feet, 2) reduce the north side yard setback from the required 20 feet to 6 feet, and 3) reduce the south side yard setback from the required 20 feet to 7 feet, for construction of a single-family, detached house. Property is located at **520 CONNALLY STREET, S.E.**, fronts 35 feet on the east side of Connally Street, and begins 362 feet south of the southeast corner of Connally Street and Sydney Street. Zoned RG-4 (Residential General-Sector 4) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Barlow Homes, Inc.
Council District 1, NPU-W
- V-04-67** Application of **Russell Sain** for a variance from the zoning regulations to increase the height of a single-family, detached house from the allowed maximum of an average of 35 feet to no more than 35 feet from ridge to grade on the front of the house and no more than 50 feet, 9 inches from ridge to grade on the back of the house. Property is located at **1796 NOBLE DRIVE, N.E.**, fronts 70 feet on the northeast side of Noble Drive, and begins 156.9 feet northwest of the northwest corner of Noble Drive and Johnson Road. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 18th District, Fulton County, Georgia.
Owner: Howard Manne
Council District 6, NPU-F
- V-05-68** Application of **Steve Abbott** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 3 feet, for construction of a new, single-family, detached house. Property is located at **962 CUMBERLAND ROAD, N.E.**, fronts 47.8 feet on the north side of Cumberland Road, and begins 400 feet west of the northwest corner of Cumberland Road and Sussex Road. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Steve Abbott
Council District 6, NPU-F
- V-05-69** Application of **Zuhair Itr** for a variance from the zoning regulations to reduce the rear yard setback from the required 15 feet to 3 feet, to construct a detached garage behind a single-family, detached house. Property is located at **1966 WOODLAND HILLS AVENUE, N.W.**, fronts 50 feet on the west side of Woodland Hills Avenue, beginning at the northwest corner of Woodland Hills Avenue and Seaboard Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 186 of the 17th District, Fulton County, Georgia.
Owner: Zuhair Itr
Council District 8, NPU-D

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 3 of 8

- V-05-71** Application of **Robert Bereska** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 38 feet and 2) reduce the half-depth front yard setback from 25 feet to 20 feet for construction of a new fraternity house; 3) reduce the half-depth front yard setback from the required 25 feet to 15 feet for installation of a basketball goal, 4) reduce the side yard setback from the required 15 feet to 2 feet for the fraternity house, 5) construct the house without an independent driveway from a public street, 6) reduce the rear yard setback from the required 25 feet to 7 feet (measured from the centerline of an adjoining alley) for parking in the rear yard setback which would otherwise be prohibited, and 7) a special exception from the zoning regulations to reduce on-site parking from the required 64 spaces to 5 spaces. Property is located at **190 FIFTH STREET, N.W.**, fronts 100 feet on the south side of Fifth Street, and begins at the southeast corner of Fifth Street and Fowler Street. Zoned O-I (Office Institutional) District. Land Lot 80 of the 14th District, Fulton County, Georgia.
Owner: Georgia Alpha Builders
Council District 7, NPU-E
- V-05-72** Application of **Serge Watson** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 23 feet, 6 inches and 2) reduce the northeast side yard setback from the required 7 feet to 5 feet for construction of a second story and porch addition to a single-family, detached house, and 3) reduce the southwest side yard setback from the required 7 feet to 5 feet for construction of a detached garage behind the house. Property is located at **2158 MCKINLEY ROAD, N.W.**, fronts 75 feet on the northwest side of McKinley Road, and begins 1,089.7 feet northeast of the north corner of McKinley Road and Belvedere Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Joshua Goldfarb
Council District 8, NPU-C
- V-05-73** Application of **Micah Humphreys** for a variance from the zoning regulations to 1) reduce the rear yard setback from the required 15 feet to 7 feet for construction of a new pool and pool deck. Property is located at **1854 MONROE DRIVE, N.E.**, fronts 70 feet on the west side of Monroe Drive, and begins 71.2 feet south of the southwest corner of Monroe Drive and Rock Spring Road. Zoned R-4 (Single-Family Residential) District. Land Lot 57 of the 17th District, Fulton County, Georgia.
Owner: Mike Long
Council District 6, NPU-F

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 4 of 8

- V-05-74** Application of **Blue Haven Pools** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 20 feet to 10 feet and 2) increase lot coverage from the maximum allowed of 40% to 45%, for construction of a new pool and pool deck. Property is located at **3224 GLEN ARDEN DRIVE, N.W.**, fronts 51.52 feet on the west side of the Glen Arden Drive cul-de-sac bulb, and begins 143.71 feet south of the southwest corner of Glen Arden Drive and Chateau Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 142 of the 17th District, Fulton County, Georgia.
Owner: Kelli Adams
Council District 8, NPU-C
- V-05-75** Application of **Cornerstone Mission, Inc.** for 1) a special exception from the zoning regulations to add a deck to a legally nonconforming four-unit multifamily residential building, and 2) a variance from the zoning regulations to reduce the northwest side yard setback from the required 7 feet to 1 foot for construction of front and side deck additions to the multifamily building. Property is located at **1250 EUCLID AVENUE, N.E.**, fronts 50 feet on the northwest side of Euclid Avenue, and begins 698.3 feet northeast of the northeast corner of Euclid Avenue and Moreland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 240 of the 15th District, DeKalb County, Georgia.
Owner: Cornerstone Mission, Inc.
Council District 6, NPU-N
- V-05-76** Application of **DeFoors Mill Homeowners Assoc., Inc.** for a special exception from the zoning regulations to construct a 6-foot high wrought iron and chain link fence in the front yard setback where up to a 4-foot high fence would otherwise be allowed. Property is located at **2130 DEFOORS FERRY ROAD, N.W.**, fronts 945.7 feet on the south side of DeFoors Ferry Road, and begins 104.8 feet east of the southeast corner of DeFoors Ferry Road and Hills Avenue. Zoned RG-2-C (Residential General-Sector 2-Conditional) District. Land Lot 194 of the 17th District, Fulton County, Georgia.
Owner: DeFoors Mill Homeowners Assn., Inc.
Council District 9, NPU-D
- V-05-77** Application of **Mark Campis** for a special exception from the zoning regulations to reduce the on-site parking from the required 28 spaces to 26 spaces, for conversion of a warehouse/office building into an all office building. Property is located at **545 DUTCH VALLEY ROAD, N.E.**, fronts 50 feet on the dead end of Dutch Valley Road, and begins 438.7 feet west of the southwest corner of Dutch Valley Road and Dutch Valley Place. Zoned C-1 (Community Business District). Land Lot 55 of the 17th District, Fulton County, Georgia.
Owner: Five Form Five, LLC
Council District 6, NPU-F

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 5 of 8

- V-05-78** Application of **Beth B. Holloway** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 2 feet, for construction of a detached storage shed accessory building. Property is located at **901 PLYMOUTH ROAD, N.E.**, fronts 70 feet on the south side of Plymouth Road, and begins 406.6 feet east of the southeast corner of Plymouth Road and Pelham Road. Zoned R-4 (Single-Family Residential) District. Land Lot 3 of the 17th District, Fulton County, Georgia.
Owner: Beth B. Holloway
Council District 6, NPU-F
- V-05-79** Application of **Patrick O'Flaherty** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 20 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 5 feet, 3) reduce the north side yard setback from the required 20 feet to 5 feet, and 4) reduce the rear yard setback from the required 20 feet to 5 feet, for construction of a new, single-family, detached house. Property is located at **445 MARTIN STREET, S.E.**, fronts 30 feet on the west side of Martin Street, beginning at the northwest corner of Martin Street and Solomon Street. Zoned RG-3 (Residential General-Sector 3) District. Land Lot 53 of the 14th District, Fulton County, Georgia.
Owner: Barlow Homes
Council District 5, NPU-V
- V-05-80** Application of **Patrick O'Flaherty** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5 feet and 2) reduce the west side yard setback from the required 7 feet to 5 feet, for construction of a single-family, detached house. Property is located at **939 CAMILLA STREET, S.W.**, fronts 25 feet on the north side of Camilla Street, and begins 250 feet from the northwest corner of Camilla Street and Ashby Street. Zoned R-5 (Two-Family Residential) District. Land Lot 116 of the 14th District, Fulton County, Georgia.
Owner: Annie Freeman
Council District 4, NPU-T
- V-05-81** Application of **Matthew J. Morrison** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 21 feet and 2) increase the maximum allowed lot coverage from 50% to 51.6%, for construction of a new, single-family, detached house. Property is located at **409 GLEN IRIS DRIVE, N.E.**, fronts 50 feet on the west side of Glen Iris Drive, and begins 150 feet north of the northwest corner of Glen Iris Drive and Rankin Street. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Diane Bush
Council District 2, NPU-M

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 6 of 8

- V-05-81A** Application of **Susan Taylor** for a variance from the zoning regulations to reduce the rear yard setback from the required 30 feet to 19 feet for construction of a new swimming pool and spa pool in back of a proposed single-family, detached house. Property is located at **831 FAIRFIELD ROAD, N.W.**, fronts 230 feet on the southeast side of Fairfield Road, and begins 545.1 feet southwest of the southeast corner of Fairfield Road and Broadland Road. Zoned R-2 (Single-Family Residential) District. Land Lot 160 of the 17th District, Fulton County, Georgia.
Owners: Lorin & Matthew Middlethon
Council District 8, NPU-A
- V-05-82** Application of **Susan Taylor** for a variance from the zoning regulations to reduce the northwest side yard setback from the required 15 feet to 5 feet for construction of a reflecting pond and fountain on the side of a single-family, detached house. Property is located at **3404 WOODHAVEN ROAD, N.W.**, fronts 150 feet on the southwest side of Woodhaven Road, and begins 1,348.1 feet north of the northwest corner of Woodhaven Road and West Paces Ferry Road. Zoned R-2 (Single-Family Residential) District. Land Lot 141 of the 17th District, Fulton County, Georgia.
Owners: Brad & Cynthia Hammond
Council District 8, NPU-A
- V-05-86** Application of **Paul Kniepkamp, Jr.** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 6 feet, for construction of a new, single-family, detached house. Property is located at **412 PINE CREST ROAD, N.E.**, fronts 100 feet on the north side of Pine Crest Road, and begins 286 feet west of the northwest corner of Pine Crest Road and Wieuca Road. Zoned R-3 (Single-Family Residential) District. Land Lot 64 of the 17th District, Fulton County, Georgia.
Owner: Paul Kniepkamp, Jr.
Council District 7, NPU-B

DEFERRED CASES

- V-04-288** Application of **Isom B. Lowman, Jr.** for a variance from the zoning regulations to allow for a shared driveway with 574 Lee Street, S.W. Property is located at **568 LEE STREET, S.W.**, and fronts 70 feet on the east side of the Lee Street, beginning 110 feet from the northeast corner of Lee Street and Poole Place. Zoned C-3 (Commercial Residential) District. Land Lot 108 of the 14th District, Fulton County, Georgia.
Owner: Lowman Property Group
Council District 4, NPU-T

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 7 of 8

- V-04-328** Appeal of a decision of an Administrative Official of the Bureau of Buildings (i.e., staff person) that a property is being for a dormitory where such use is not allowed. Property is located at **464 and 468 CALHOUN STREET, N.W.**, and fronts 100 feet on the south side of Calhoun Street, beginning 50 feet from the southeast corner of Calhoun Street and Center Street. Zoned R-5 (Two-Family Residential) District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Jeffrey Cohen
Council District 8, NPU-E
- V-04-355** Application of **Maria S. Bullard** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 5 feet, and 2) reduce the west side yard setback from the required 7 feet to 5 feet, for construction of a new, single-family, detached house. Property is located at **748 D'ALVIGNEY STREET, N.W.**, and fronts 27 feet on the south side of D'Alvigny Street, beginning 194.1 feet east of the southeast corner of D'Alvigny Street and James P. Brawley Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Clifford B. White
Council District 3, NPU-L
- V-04-366** Application of **Brunning & Stang** for a variance from the zoning regulations to reduce the front yard setback from the required 50 feet to 40 feet, for construction of a single-family, detached house. Property is located at **3145 TOWERVIEW DRIVE, N.E.**, and fronts 207 feet on the north side of Towerview Drive, beginning 168 feet west of the northwest intersection of Towerview Drive and Merrick Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 8 of the 17th District, Fulton County, Georgia.
Owners: Christina & Michael Broxterman
Council District 7, NPU-B
- V-04-423** Application of **Joel Sadler** for variances from the zoning regulations to 1) increase the lot coverage from the maximum allowed of 50% to 68% and 2) allow parking in the required front yard setback, to allow for construction of a driveway and parking pad for a duplex. Property is located at **1085 STATE STREET, N.W.**, fronts 30 feet on the east side of State Street and 15 feet on the north side of Hunerkopf Street, and the State Street frontage begins 30 feet from the northeast corner of State Street and Hunerkopf Street. Zoned SPI-8/R-5 (Home Park Special Public Interest District/Two-Family Residential District). Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Joel Sadler
Council District 2, NPU-E

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, May 6, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

Page 8 of 8

- V-05-01** Appeal of **James Schneider** of a decision of an Administrative Officer (i.e., staff person) of the Bureau of Buildings to remove a stop work order on general repairs to a residence which the appellant complains was converted into an illegally nonconforming duplex . Property is located at **1048 ALLENE AVENUE, S.W.**, fronts 50 feet on the east side of Allene Avenue, and begins 100 feet north of the northeast corner of Allene Avenue and Catherine Street. Zoned R-4A/HD 20I (Single Family Residential District/Adair Park Historic District). Land Lot 106 of the 14th District, Fulton County, Georgia.
Owner: Boyd Development Corporation
Council District 4, NPU-V
- V-05-08** Application of **Victoria David** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 20 feet to 3 feet and 2) reduce the south side yard setback from the required 20 feet to 12 feet, for construction of a new single-family, detached house, and 3) allow parking in the required 20-foot transitional yard and 4) eliminate the requirement for a 6-foot high opaque fence or screen. Property is located at **962 CREW STREET, S.W.**, fronts 43 feet on the east side of Crew Street, and begins 636 feet south of the southeast corner of Crew Street and Atlanta Avenue. Zoned R-LC (Residential-Limited Commercial) District. Land Lot 74 of the 14th District, Fulton County, Georgia.
Owner: Shengjie Dong
Council District 2, NPU-V